



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

**ZONING ADMINISTRATOR
AGENDA
SEPTEMBER 4, 2008**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

1:45 P.M.
RS

**VARIANCE, ROGER EVANS (PVAAT20080405)
CATEGORICAL EXEMPTION (CLASS 5)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Roger Evans, for the approval of:

- A Variance to the required setback of 50' from the high water mark of a pond to allow for a setback of 25' in order to construct a secondary dwelling.

The project is located on a 2.5 acre parcel on the north side of Casa Vista Drive, approximately 1,000 ft. west of the intersection of Casa Vista Drive and Morgan Place (6525 Casa Vista Drive) in the Loomis area. The project site is zoned RA-B-X-4.6 ac. min. (Residential Agricultural combining Building Site Size of 4.6 acres minimum). The Assessor Parcel Number is 035-012-024. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:00 P.M.
SB

**EXTENSION OF TIME, MINOR USE PERMIT, DRUM FOREBAY AREA
CARETAKERS RESIDENCE (MUP-3004)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request for an Extension of Time on a Minor Use Permit on which comments were received, for the approval of:

- the construction of a caretaker's residence on a ±66 acre property (APN 063-251-008) that is zoned TPZ that was originally approved on June 17, 2004.

The project is located on a 66 acre parcel on the northwest side of Kearsarge Mill Road, approximately 2 miles northeast of the I-80 Drum Forebay exit in the Alta area. The project site is zoned TPZ (Timberland Preserve). The Assessor Parcel Number is 062-251-008.

2:45 P.M.
GH

**MINOR USE PERMIT, CELEBRATION COMMUNITY FELLOWSHIP
(PMPAT20070467)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Kevin Sullivan on behalf of Celebration Community Fellowship, for the approval of:

- A Minor Use Permit to allow for the construction and operation of a ±17,900 square-foot church, including a 400-seat sanctuary, a 2,400 square-foot fellowship hall, offices, classrooms, restrooms and a kitchen. In addition to the primary structure, an outdoor activity area is proposed. The project will be developed with parking and landscaping. The primary use would be for church services on Sunday mornings and office use throughout the week. Some classrooms would be used on week nights for Bible study and related activities. The kitchen would be used for church special events and to support certain classes during the week.

The project is located on two parcels totaling 3.5 acres, bordered by Dry Creek Road, I-80 and Neils Road in the Meadow Vista area. The project site is zoned F-4.6 ac. min. (Farm combining Building Site Size 4.6 acres minimum). The Assessor Parcel Numbers are 077-050-020, -021. The Zoning Administrator will consider adoption of a Mitigated Negative Declaration.